



Tilkey Road, Coggeshall CO6 1QN



welcome to

Tilkey Road, Coggeshall

** GUIDE PRICE £475,000 - £500,000 ** Immaculately presented three bedroom home located in the picturesque Coggeshall. Large modern kitchen/ dining room, lounge and cloakroom. Modern bathroom. Ample off road parking and enclosed rear garden. Garden room.



Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Lounge

Entrance door into. Two double glazed windows to front. Brick chimney breast and open fireplace. Herringbone wooden flooring. Exposed beams.

Kitchen / Dining Room

Stairs rising to first floor. Built in cupboard. Bi-fold doors into rear garden. Door to side. Beautiful modern fitted kitchen with a range of wall and base units and Granite worksurfaces incorporating a butler sink. Integral Double oven, microwave, hob and extractor over. Fridge/ freezer and wine fridge. Ample room for dining room table and chairs. Exposed beam, lantern skylight and herringbone wooden flooring.

Cloakroom

Vanity wash hand basin and WC. Storage cupboards, heated towel rail and extractor fan.

First Floor

Landing

Storage cupboard and doors into :-

Bedroom One

Double glazed window to front. Feature fireplace.

Bedroom Two

Double glazed window to front.

Bedroom Three

Double glazed window to rear.

Bathroom

Double glazed window to rear. Modern fitted bathroom with a panel enclosed bath, pedestal wash hand basin and WC. Heated chrome towel rail and fitted mirrored wall cupboards with lighting. Spotlighting.

Exterior

Front

Driveway to front offering ample off road parking.

Rear Garden

Enclosed by panel fencing and commencing with a large paved patio area. Lawned area leading to :-

Garden Room

Double doors to front with windows to the side. Ideal space for a home office or gym.



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Tilkey Road, Coggeshall

- Mid terraced
- Three bedrooms
- Open plan kitchen / dining room
- Downstairs cloakroom
- First floor bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£475,000 - £500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105702 - 0002

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